

ORDINANCE NO. R- 2016-29

TAX CODE(S) 82-07-18-017-165.006-027
82-07-18-016-154.002-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE,
STATE OF INDIANA, MORE COMMONLY KNOWN AS

7501 Telephone Road, Evansville, IN 47715
(Here insert common address)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA,
AS FOLLOWS, TO-WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of this section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of OutLot "A" in Terra Vista, Section 2, as per plat thereof, recorded in Plat Book U, page 49 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Northwest Quarter of Section 18, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section; thence along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 25.02 feet to the south right-of-way of Telephone Road and the northeast corner of a tract of land conveyed to MOB, LLC in Document 2016R00024282 in the Office of the Recorder of Vanderburgh County, Indiana; thence continue along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 1699.94 feet to the northeast corner of said OutLot "A" in Terra Vista, Section 2; thence continue along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 62.53 feet to the point of beginning; thence continue along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 111.56 feet to the southeast corner of said OutLot "A"; thence along the north line and the extended north line of said OutLot "A", North 88 degrees 28 minutes 15 seconds West 370.70 feet to the beginning of a curve to the left having a central angle of 25 degrees 51 minutes 36 seconds, a radius of 275.00 feet and a chord dimension of North 27 degrees 25 minutes 27 seconds West 123.07 feet; thence along the arc of said curve 124.12 feet to the beginning of a curve to the right having a central angle of 01 degree 40 minutes 56 seconds, a radius of 175.00 feet and a chord dimension of North 39 degrees 30 minutes 47 seconds West 5.14 feet; thence along the arc of said curve 5.14 feet; thence South 88 degrees 28 minutes 15 seconds East 433.69 feet to the point of beginning and containing a gross area of 1.015 acres, more or less.

Subject to all easements, rights-of-ways, covenants and restrictions of record.

By changing the zoning classification of the above real estate from C-4 to R-1, and said real estate is hereby so rezoned and reclassified.

Section 2: The director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

FILED

NOV 03 2016

Anna Winkler
CITY CLERK

Section 3: This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this _____ day of _____, 2016.

ATTEST: _____
City Clerk

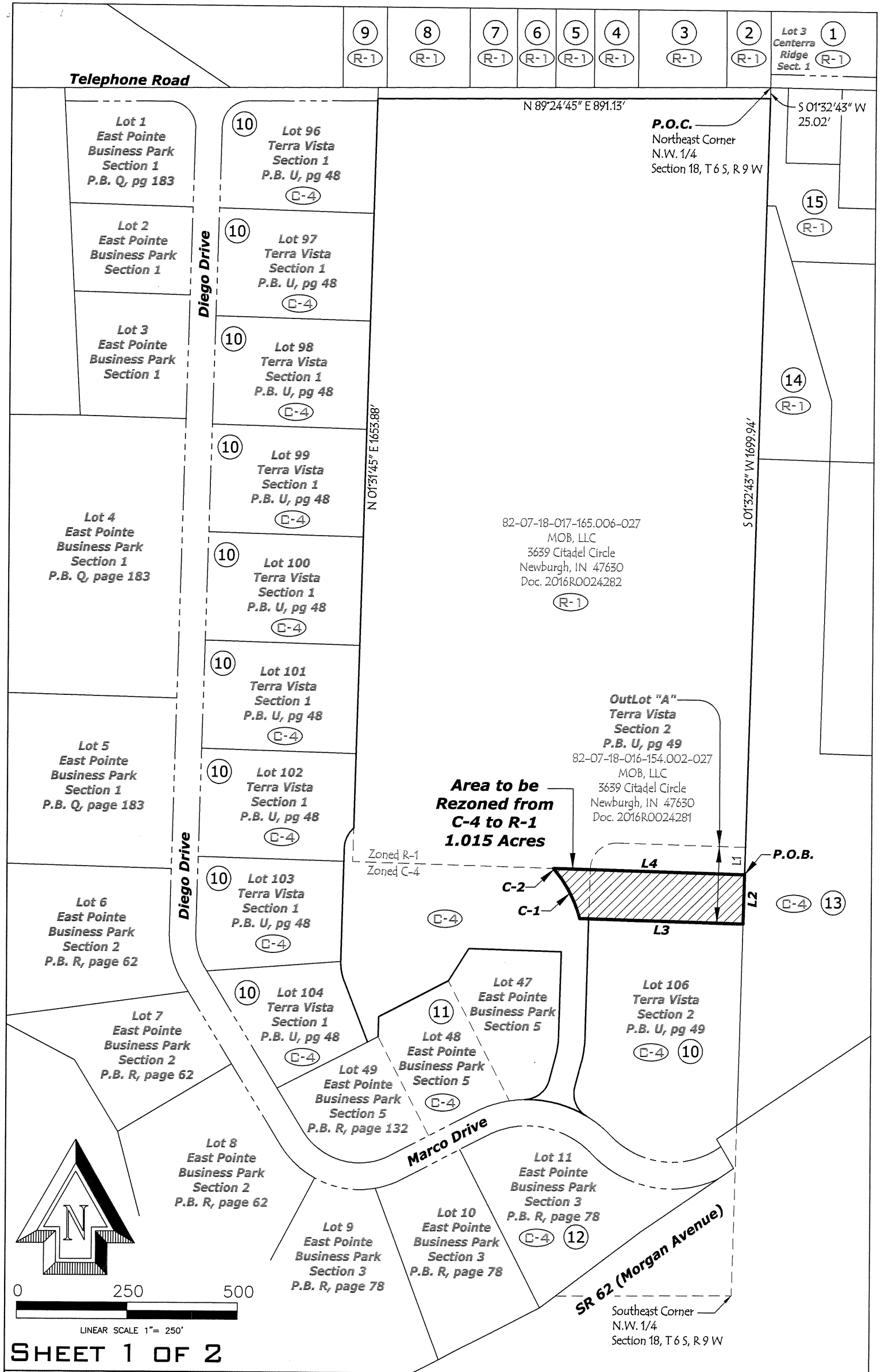
President

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana to the Mayor of said city, the _____ day of _____, 2016.

City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this _____ day of _____, 2016, at ____ o'clock ____.

Mayor of the City of Evansville, Indiana



ADJOINER INFORMATION

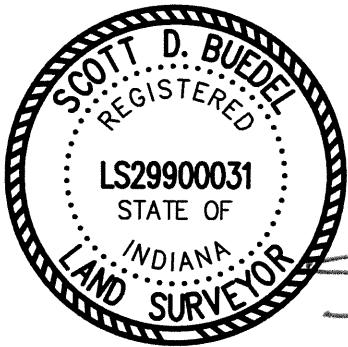
1	82-07-07-011-256.003-027 PORTERFIELD DEVELOPMENT, LLC 21 Mt. Ashley Road Evansville, IN 47711	9	82-07-07-011-241.001-027 ELLIS, CHARLES H & SHARON J T/E 7410 Telephone Road Evansville, IN 47715
2	82-07-07-017-172.025-027 GERHARDT, GERALDINE J AS TRUSTEE 12/2/91 7640 Telephone Road Evansville, IN 47715	10	82-07-18-016-153.(001 thru 009)-027 82-07-18-016-154.001-027 TERRA, LLC 2800 Diego Drive Evansville, IN 47715
3	82-07-07-017-172.024-027 WESTLIE, KYLE T 7600 Telephone Road Evansville, IN 47715	11	82-07-18-012-185.001-027 NICHOLS ELECTRIC SUPPLY, INC P.O. Box 5516 Evansville, IN 47716
4	82-07-07-017-172.027-027 MARTIN, WILLIAM T & ANITA S 3413 Forest Ave. Evansville, IN 47712	12	82-07-18-012-183.003-027 MSSJ, LLC 2330 Lynch Rd. Evansville, IN 47711
5	82-07-07-017-172.032-027 BLOCK, ERNEST E & MARY ANN LIVING MARY ANN TRUSTEES 7508 Telephone Road Evansville, IN 47715	13	82-07-18-017-166.001-027 STERLING PROPERTIES, LLC P.O. Box 8004 Evansville, IN 47716
6	82-07-07-017-172.028-027 WILSON, STEVEN K & JAYNE A H/W 7500 Telephone Road Evansville, IN 47715	14	82-07-18-017-166.005-027 UBELHOR, LYNN 7705 Telephone Rd Evansville, IN 47715
7	82-07-07-017-172.029-027 CURL, DAVID K. & MONICA L. 7424 Telephone Road Evansville, IN 47715	15	82-07-18-016-139.001-027 UBELHOR, THOMAS G & JENNIFER S T/E 7703 Telephone Rd. Evansville, IN 47715
8	82-07-07-017-172.031-027 ELLIS, CHARLES H & SHARON J T/E 7410 Telephone Road Evansville, IN 47715		

Rezoning Curve Table

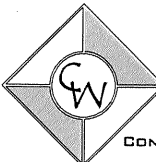
NUMBER	DIRECTION	DISTANCE
L1	S 01°32'43" W	62.53'
L2	S 01°32'43" W	111.56'
L3	N 88°28'15" W	370.70'
L4	S 88°28'15" E	433.69'

Rezoning Curve Table

NUMBER	C-1	C-2
DELTA ANGLE	25°51'36"	01°40'56"
CHORD DIRECTION	N 27°25'27" W	N 39°30'47" W
TANGENT	63.14	2.57
RADIUS	275.00	175.00
ARC LENGTH	124.12	5.14
CHORD LENGTH	123.07	5.14



SHEET 2 OF 2

PROJECT NO.: 15-2080	CLIENT: MOB, LLC	 CASH WAGNER & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS WWW.CASHWAGNER.COM	414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401-5561 FAX: 812.401-5563
DRAWN BY: BUEDEL			
FILENAME: REZONING EXHIBIT-SECOND	REZONING EXHIBIT PART OF THE E1/2, NW1/4 SECTION 18, T6S, R9W & OUTLOT A, TERRA VISTA 2 EVANSVILLE, IN 47715		
SCALE: NA	SHEET TITLE		
DATE: 11/1/2016			

VERIFIED PETITION FOR REZONING

2016-34- -PC ORDINANCE NO. R- 2016-29
COUNCIL DISTRICT: WARD 1 - DAN MCGINN

PETITIONER MOB, LLC PHONE 812-867-5431
ADDRESS 3639 CITADEL CIRCLE, NEWBURGH ZIP CODE 47630
OWNER OF RECORD MOB, LLC PHONE 812-867-5431
ADDRESS 3639 CITADEL CIRCLE, NEWBURGH ZIP CODE 47630

- Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
- Premises affected are on the SOUTH side of TELEPHONE a distance of 1787 feet SOUTH (N.S.E.W.) of the corner formed by the intersection of TELEPHONE and DIEGO DRIVE.
Registered Neighborhood Association (if applicable) NA

LEGAL DESCRIPTION: SEE ATTACHED
SUBDIVISION NA BLOCK NA LOT NO. NA
(where applicable - if not in a subdivision, insert legal here or attach to ordinance)

- The commonly known address is 7501 TELEPHONE ROAD, EVANSVILLE
- The real estate is located in the Zone District designated as C-4
- The requested change is to (Zone District) R-1
- Present existing land use is VACANT
- The proposed land use is RESIDENTIAL SUBDIVISION
- Utilities provided: (check all that apply)
City Water _____ Electric _____ Gas _____ Storm Sewer _____
Sewer: Private _____ Public _____ Septic _____
- All attachments are adopted by reference.
- The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:
DATE 11.3.16 PETITIONER [Signature]
(when signed) PRINTED NAME BRUCE BIGGERSTAFF SR
DATE 11.3.16 OWNER OF RECORD [Signature]
(when signed) PRINTED NAME BRUCE BIGGERSTAFF SR

REPRESENTATIVE FOR PETITIONER NAME CASH WAGGNER & ASSOCIATES, PC
(Optional) ADDRESS/ZIP 414 CITADEL CIRCLE, 47715
PHONE 812-401-5561

FILED
NOV 03 2016
Jana Windness
CITY CLERK

Rezoning Description
Area to be Rezoned from C-4 to R-1

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